

May 19, 2016

A regular meeting of the Town Board of Harrison, Westchester County New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Thursday May 19, 2016 at 7:30 PM Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont . . . . . Supervisor

Marlane Amelio... . . . . )

Stephen Malfitano.....)

Fred Sciliano.....). . . . .Councilpersons

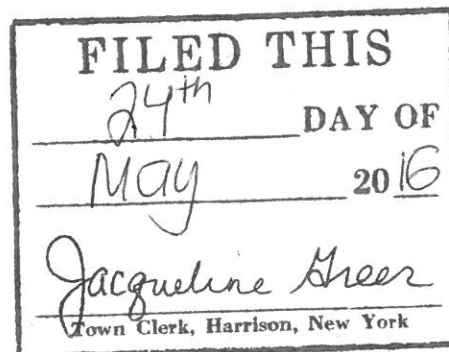
Joseph Stout.....)

ALSO ATTENDING:

Frank Allegretti . . . . . Town Attorney

Nelson Canter.....Deputy Town Attorney

Anthony Marraccini.....Chief of Police

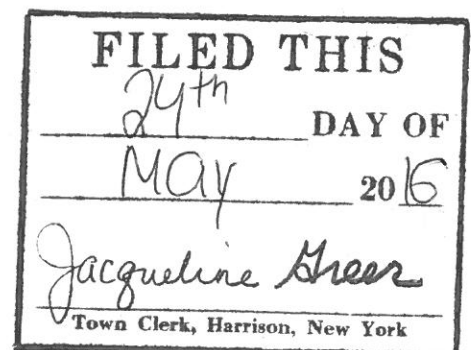


May 19, 2016

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MEMORIAL DAY PARADE AND CEREMONY

Supervisor Belmont reminded residents that the Memorial Day Parade honoring those that were lost preserving our freedom will take place on Monday, May 30<sup>th</sup>, at 10:00 AM. The parade will head east on Halstead Avenue and terminate at Ma Riis Park.



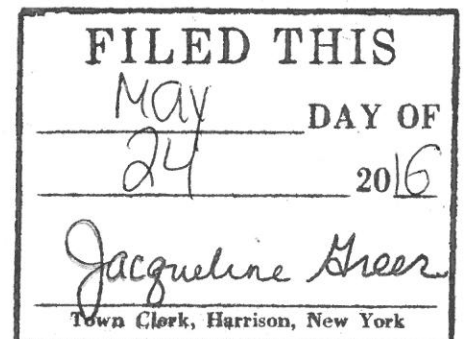
May 19, 2016

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PRESENTATION OF A CHECK FOR THE FOOD PANTRY BY  
THE HARRISON ASSOCIATION OF TEACHERS

Angela Ader and Doreen Cipolla spoke on behalf of the Harrison Association of Teachers. The Harrison teachers donate money "into a hat" charity fund and use the money to fund various projects and events throughout the school year. In September the teachers funded the "Start the Year off Right Project" where they filled 85 backpacks with required school supplies. In October the set up a table at "Great to Live in Harrison Day" and gave away over 400 new books to our community so that they could promote reading. They presented Mayor Belmont a \$4,000 donation to the Harrison Food Pantry. Harrison teachers unanimously vote to support these projects.

Supervisor Belmont thanked the Harrison Association of Teachers and said that they are a wonderful group and we are very proud of how you give back to the community.



May 19, 2016

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AUTHORIZATION TO ACCEPT A CHECK FOR THE FOOD PANTRY BY  
THE HARRISON ASSOCIATION OF TEACHERS

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to accept the check for the Harrison Food Pantry by the Harrison Association of Teachers in the amount of \$4,000.00.

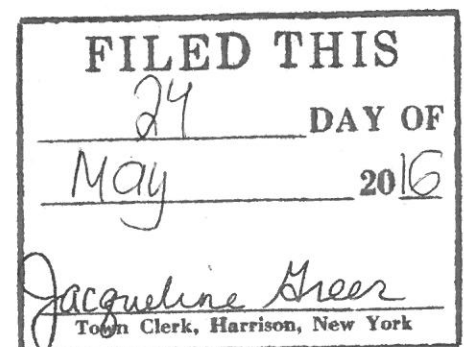
FURTHER RESOLVED to forward a copy of this Resolution to the Director of Community Services and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

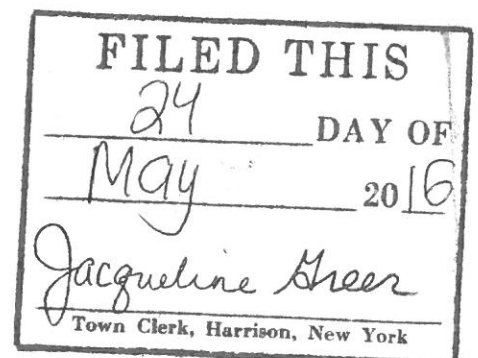
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MATTERS FOR EXECUTIVE SESSION

Advice of Council: 1

On motion duly made and seconded,  
with all members voting in favor,  
the Meeting was recessed to Executive Session at 7:40 P.M.

The Meeting was reconvened at 8:00 P.M.



May 19, 2016

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ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,  
it was

RESOLVED to accept the following correspondence and reports:

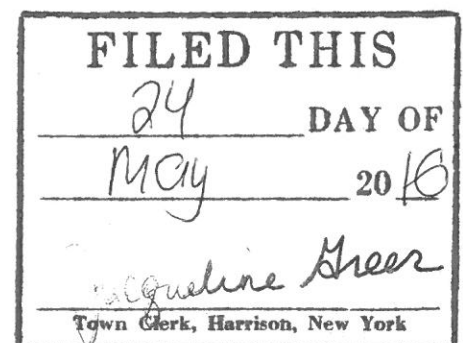
1. Monthly report by the Commissioner of Public Works for April 2016.
2. Monthly report by the Chief of Police for April 2016.
3. Monthly report by the Superintendent of Recreation for April 2016.
4. Monthly report by the Acting Fire Marshal for April 2016.
5. Monthly report by the Building Inspector for April 2016.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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ACCEPTANCE OF LETTER OF RETIREMENT FROM FRANK SIERZEGA

Supervisor Belmont said he wanted to thank Frank, better known as "Ziggy", for all his years of faithful employment to the Town/Village and he wished him the best of luck in his retirement.

On motion of Councilwoman Amelio, seconded by Councilman Stout,

it was

RESOLVED to accept with regret, the letter of Retirement from Frank Sierzega from his position with the General Town and Buildings Department effective June 3, 2016.

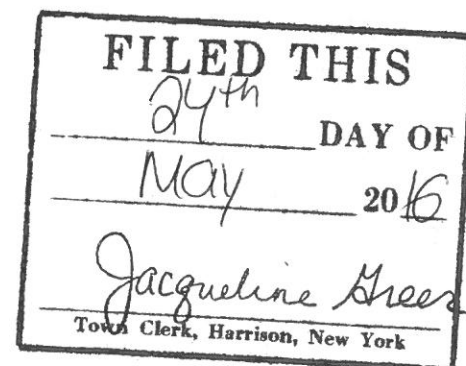
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Personnel Manager and the Commissioner of Public Works.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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ACCEPTANCE OF LETTER OF RETIREMENT FROM EDWARD LUCAS

Supervisor Belmont said Ed has been an outstanding police officer. Ed was promoted made it to the rank of Lieutenant. I want to wish him the best of luck in his retirement and the Town is really going to miss him.

Chief of Police Marraccini addressed Lt. Lucas's retirement. It is very unfortunate when we lose a person with such talent and dedication. The community is very fortunate to have had officers like Lt. Lucas. I want to wish Lt. Lucas well in his future endeavors.

On motion of Councilman Sciliano, seconded by Councilwoman Amelio,

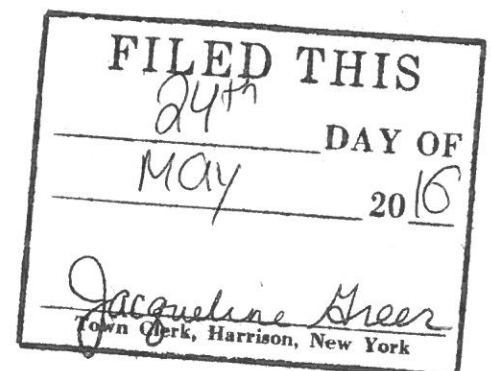
it was

RESOLVED to accept with regret, the letter of Retirement from Lieutenant Edward Lucas from his position with the Harrison Police Department, effective April 26, 2016 as per New York State Retirement notice of determination.

FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Personnel Manager and the Chief of Police.

Adopted by the following vote:

AYES:	Councilpersons Amelio, Malfitano, Sciliano and Stout Supervisor Belmont
NAYS:	None
ABSENT:	None



May 19, 2016

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ACCEPTANCE OF LETTER OF RESIGNATION FROM LEITH BORNSTEIN

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept with regret, the letter of Resignation from Leith Bornstein from his position as Civilian Dispatcher with the Harrison Police Department, effective May 20, 2016.

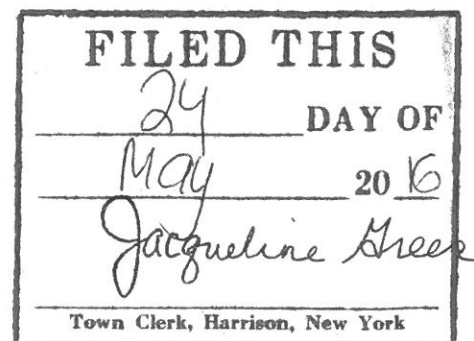
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Personnel Manager and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO ADD CHRISTOPHER TIGANI ONTO THE SEASONAL  
AVAILABILITY LIST FOR CENTRAL SERVICES

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Personnel Manager Debra Scocchera for authorization to add Christopher Tigani onto the Seasonal Availability List for Central Services at \$9.00 hourly, effective May 15, 2016.

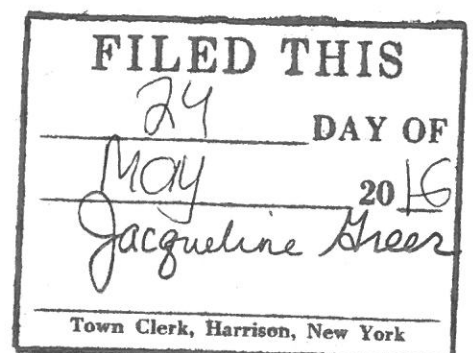
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Personnel Manager.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO ADD TAYLOR DAY ONTO THE SEASONAL  
AVAILABILITY LIST FOR CENTRAL SERVICES

On motion of Councilwoman Amelio, seconded by Councilman Stout,

it was

RESOLVED to accept the request by Personnel Manager Debra Scocchera for authorization to add Taylor Day onto the Seasonal Availability List for Central Services at \$10.00 hourly, effective May 15, 2016.

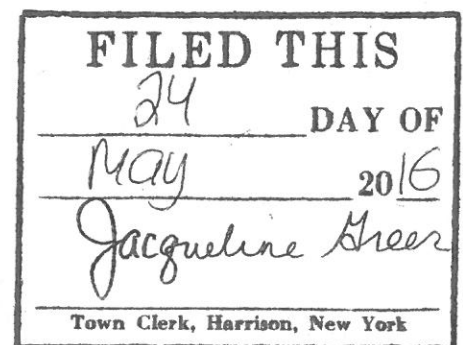
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Personnel Manager.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO ADD CHRISTINA FROHLICH ONTO THE SEASONAL  
AVAILABILITY LIST FOR CENTRAL SERVICES

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Personnel Manager Debra Scocchera for authorization to add Christina Frohlich onto the Seasonal Availability List for Central Services at \$10.00 hourly, effective June 1, 2016.

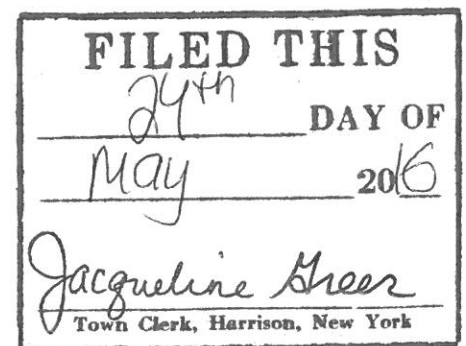
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Personnel Manager.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

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AUTHORIZATION TO ADD STEVEN DERENZIS ONTO THE SEASONAL  
AVAILABILITY LIST FOR CENTRAL SERVICES

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,  
it was

RESOLVED to accept the request by Personnel Manager Debra Scocchera for  
authorization to add Steven Derenzis onto the Seasonal Availability List for Central  
Services at \$10.00 hourly, effective May 15, 2016.

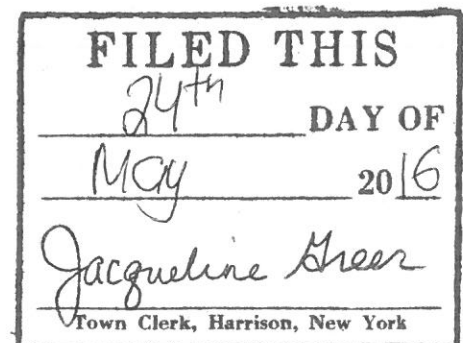
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the  
Personnel Manager.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO ADJUST THE HOURLY SALARY RATES FOR THE  
FOLLOWING LIBRARY PART-TIME EMPLOYEES

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Library Director Galina Chernykh for authorization to adjust the hourly salary rates of the following library part-time employees, effective January 1, 2016:

Mr. Gambel from \$14 per hour to \$14.28 per hour  
Mr. Barrios from \$14 per hour to \$14.28 per hour  
Mrs. Gobel from \$11 per hour to \$11.22 per hour  
Mr. Marciano from \$11 per hour to \$11.22 per hour  
Ms. Patrick from \$9 per hour to \$9.18 per hour

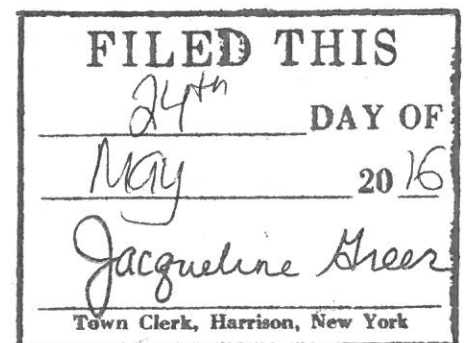
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Library Director and the Personnel Manager.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO SCHEDULE A PUBLIC HEARING RE: AN AMENDED  
SPECIAL EXCEPTION USE PERMIT FOR THE TENNIS ENCLOSURE AND GOLF  
COURSE IMPROVEMENTS AT CENTURY COUNTRY CLUB

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Scott Blakely of Insite Engineering, Surveying & Landscape Architecture, P.C., on behalf of their client, Century Country Club to schedule a Public Hearing RE: an amended Special Exception Use Permit for the Tennis Enclosure and Golf Course Improvements at Century Country Club, for the June 2<sup>nd</sup>, 2016 Town Board Meeting.

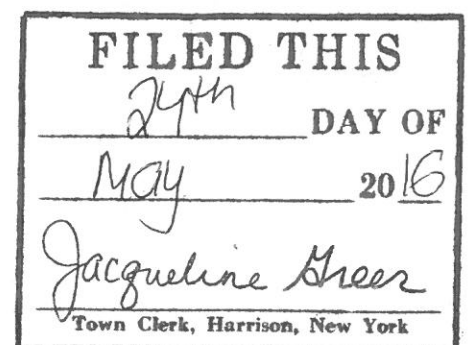
FURTHER RESOLVED to forward a copy of this Resolution to Mr. Blakely.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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APPROVAL OF A SPECIAL EVENT PERMIT FOR  
ST. GREGORY THE GREAT ROMAN CATHOLIC CHURCH

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Building Inspector Robert Fitzsimmons on behalf of St. Gregory the Great Roman Catholic Church for approval of Special Event Permit for their annual parish picnic on Sunday, June 12, 2016.

FURTHER RESOLVED that all fees associated with this event be waived.

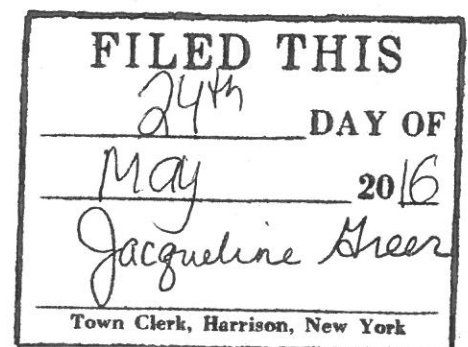
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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APPROVAL OF A SPECIAL EVENT PERMIT FOR CALVARY HOSPITAL FOR  
THEIR ANNUAL GOLF AND TENNIS CLASSIC

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Building Inspector Robert Fitzsimmons on behalf of Calvary Hospital for approval of Special Event Permit for their annual Golf and Tennis Classic at Brae Burn Country Club on Monday, August 1, 2016.

FURTHER RESOLVED that all fees associated with this event be waived.

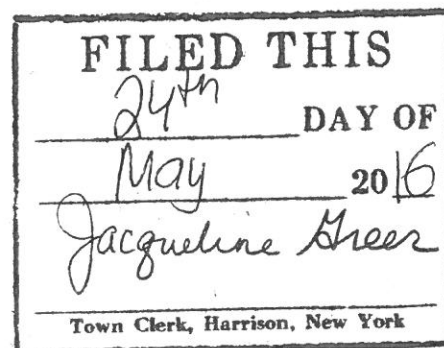
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO HOLD A PROCESSION FOR  
THE KNIGHTS OF COLUMBUS

On motion of Councilman Stout, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by John Balsamo of the Knights of Columbus for authorization to hold a procession, for their organization and parishioners, on Wednesday, May 25, 2016 at 7:00 PM commencing at the Knights of Columbus Hall (intersection of Halstead Avenue and West Street) and ending at St. Gregory's Church.

FURTHER RESOLVED to have the services of the Harrison Police Department.

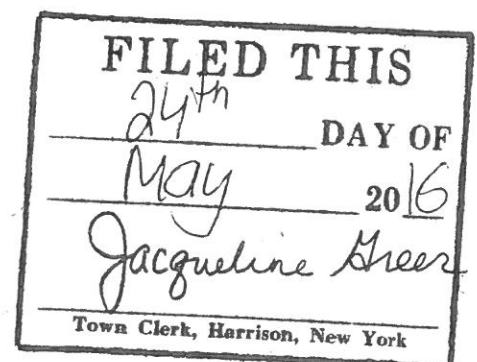
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Chief of Police and Mr. Balsamo.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION FOR BUDGET MODIFICATIONS

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Comptroller Maureen MacKenzie for the following Budget Modifications:

Increase:	
001-0000-020-2680	\$11,621.00
Town-Insurance of Recoveries	

Increase:	
001-3310-100-0479	\$11,621.00
Traffic-Auto Body Work	

Monies received in the amount of \$8,621.00 from Allstate Insurance Company for damages to a Police vehicle plate no. 105 on January 27, 2016. Monies received in the amount of \$3,000.00 from Kemper Insurance Company for damages to Police vehicle plate no. 107 on March 25, 2016.

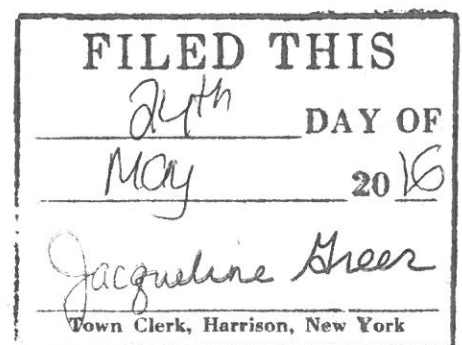
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO REDESIGN AND UPGRADE THE TOWN'S WEBSITE

On motion of Councilman Stout, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Town Clerk Jackie Greer to have our current provider, Virtual Towns & Schools (VTS) do a complete redesign and upgrade the Town's website at a cost of \$3,000.00. The cost will be split into 3 equal payments for 3 years.

FURTHER RESOLVED to authorize the Supervisor to sign the Service Contract Addendum upon Law Department review.

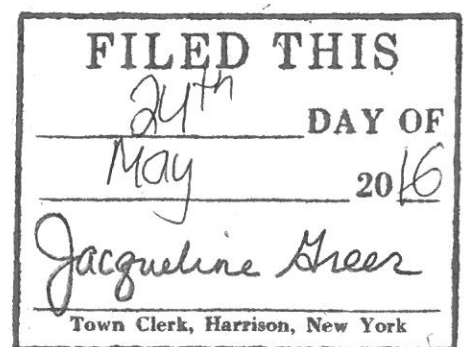
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

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AUTHORIZATION TO ALLOW MATTHEW FITZGERALD TO JOIN THE  
WESTCHESTER COUNTY CAUSE AND ORIGIN TEAM

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Chief of West Harrison Fire Department Frank Forgione for authorization to allow Matthew Fitzgerald to join the Westchester County Cause and Origin Team.

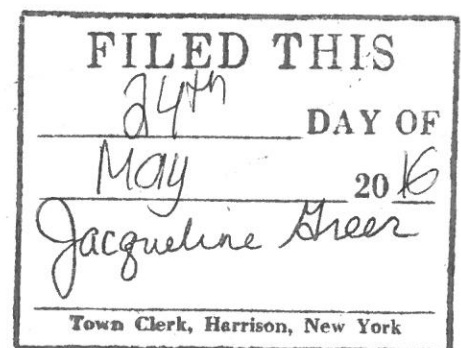
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of the West Harrison Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION TO ADD ANTONIO SANCHEZ TO THE WEST HARRISON  
FIRE DEPARTMENT CUSTODIAL PAYROLL

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Chief of West Harrison Fire Department Frank Forgione for authorization to add Antonio Sanchez to their custodial payroll to assist and fill in when necessary.

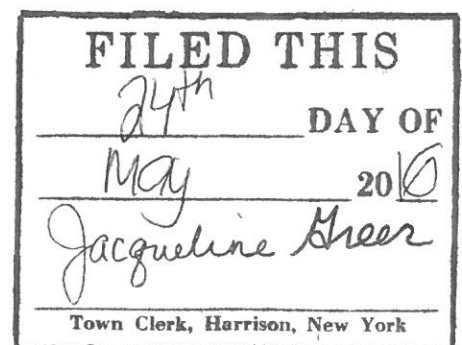
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of the West Harrison Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION FOR POLICE OFFICER & K-9 TRAINING

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization for Police Officer Patrick Varbero and K9 Axel and Police Officer Erin Hinchey and K9 Beni to attend the annual week of In-Service K-9 Training. The training is conducted by Gold Shield K9 Training LTD and will be held from Monday, August 22<sup>nd</sup>, 2016 through Friday, August 26<sup>th</sup>, 2016 in Blacklick, Ohio. The cost of this training including travel expenses should not exceed \$4,850.00. This is a budgeted item and funds are available in account line #001-3120-100-0471.

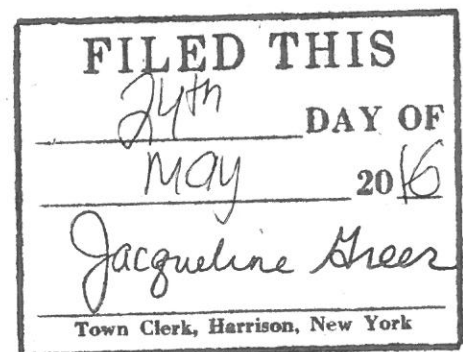
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION FOR POLICE OFFICER TRAINING

On motion of Councilman Stout, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization for School Resource Officer Domenick Gentile to attend the Basic Juvenile Officer Training Course on August 29<sup>th</sup> through September 2<sup>nd</sup>, 2016. The course is being held in Geneva, New York. The total cost of this training including travel expenses should not exceed \$1,500.00 and the funds are available in the Schooling Budget Line 001-3120-100-0415.

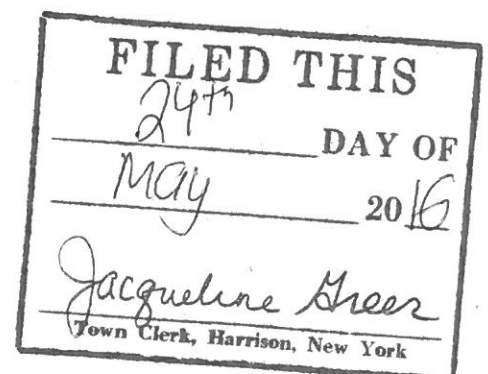
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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AUTHORIZATION FOR POLICE OFFICER TRAINING

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization for to register 3 department members for HIDTA Training – Advanced Concealed Compartment Course on June 13<sup>th</sup> and June 14<sup>th</sup> 2016 in West Nyack, NY. The total registration cost for this course is \$597.00.

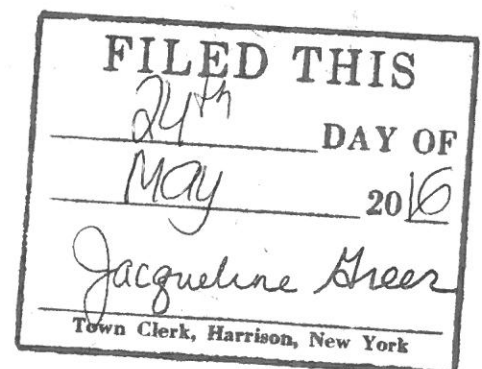
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 - - 202

APPROVAL OF THE TOWN'S ANNUAL FIREWORKS DISPLAY

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Supervisor Belmont for approval for the Town's Annual Fireworks Display on Sunday July 3, 2016 at 9:00 PM at Halstead and Oakland Avenues, with a rain date of Monday July 4, 2016.

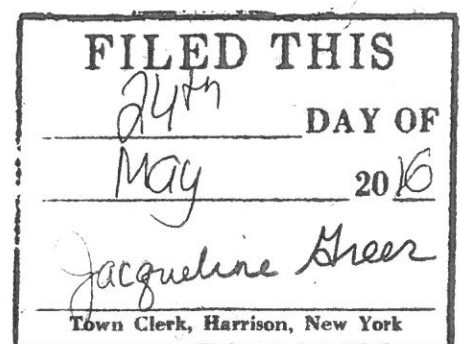
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police and the Harrison Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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APPROVAL OF OLD OAKS COUNTRY CLUB'S ANNUAL FIREWORKS DISPLAY

On motion of Councilman Stout, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Scott Garvin of Old Oaks Country Club for approval to hold their Annual Fireworks Display on Sunday July 3, 2016 at 9:00 PM on club grounds, with a rain date of Sunday September 4, 2016. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

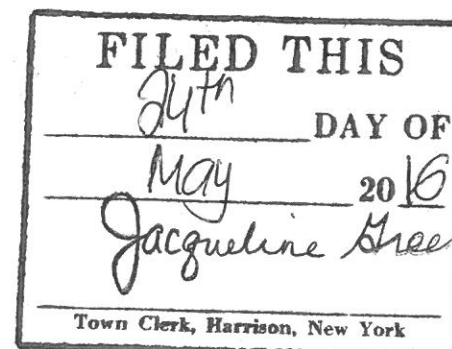
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police, Mr. Garvin and the Purchase Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

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APPROVAL OF THE APAWAMIS CLUB'S ANNUAL FIREWORKS DISPLAY

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Donna Gallo of The Apawamis Club for approval to hold their Annual Fireworks Display on Saturday July 2, 2016 at 8:30 PM on club grounds, with a rain date of Sunday July 3, 2016. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

FURTHER RESOLVED for the use of services of the Harrison Fire Department.

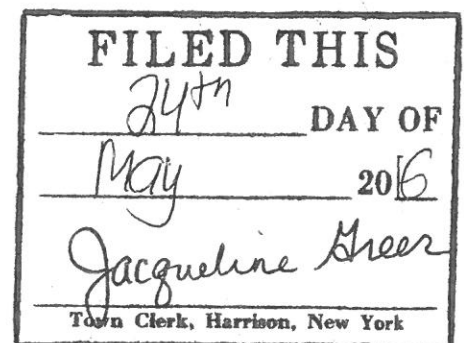
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police, Ms. Gallo and the Harrison Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

2016 - - 205

APPROVAL OF CENTURY CLUB'S ANNUAL FIREWORKS DISPLAY

On motion of Councilman Stout, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Burton Ward of Century Country Club for approval to hold their Annual Fireworks Display on Sunday July 3, 2016 at 9:15 PM on club grounds, with a rain date of Sunday September 4, 2016. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

FURTHER RESOLVED for the use of services of the Purchase Fire Department and the Harrison EMS.

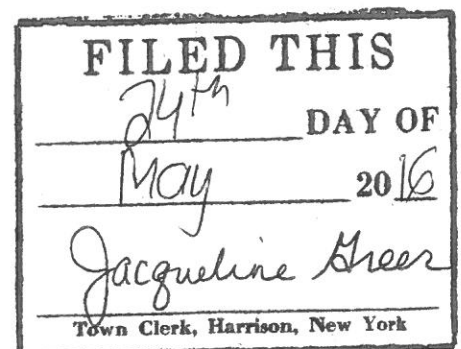
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police, Mr. Ward, Purchase Fire Department and Harrison EMS.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 - - 206  
APPROVAL OF A BLOCK PARTY

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Kim Tuffarelli to hold a block party on July 16, 2016 on Kingston Avenue in West Harrison, closing the street from High Street to Main Street between the hours of 2pm-10pm. Insurance will be submitted.

FURTHER RESOLVED for all fees to be waived for this event.

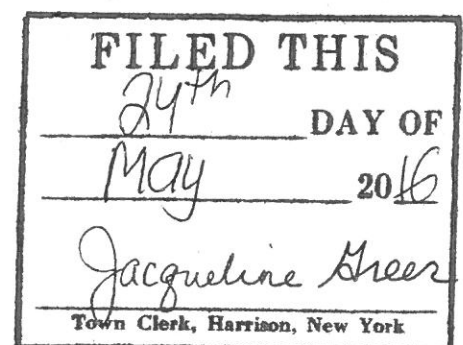
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Chief of Police, the Commissioner of Public Works and Ms. Tuffarelli.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 - - 207

AUTHORIZATION FOR THE HARRISON JEWISH COMMUNITY CENTER TO  
USE THE TOWN'S PORTABLE STAGE

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Rabbi Eytan Hammerman of the Harrison Jewish Community Center for authorization to use the Town's portable stage on June 1<sup>st</sup>, 2016.

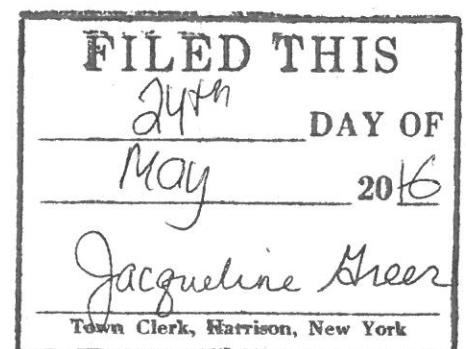
FURTHER RESOLVED to forward a copy of this Resolution to the Superintendent of Recreation, the Commissioner of Public Works and Rabbi Hammerman.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None

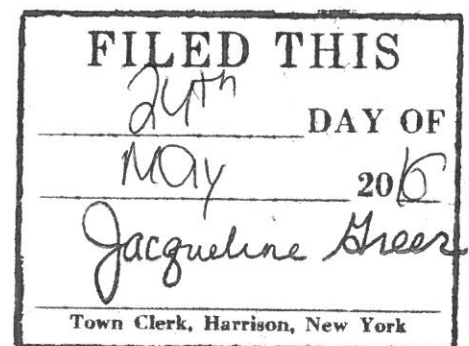


May 19, 2016

2016 -- 208 -- A

DISCUSSION ON ENACTING LOCAL LAW NO. 2 OF 2016 TO REVISE THE  
ZONING ORDINANCE OF THE TOWN OF HARRISON

Town Attorney Allegretti addressed the Board to clarify the process and explain what is actually before the Board and to establish a clear understanding because there is a lot of misinformation in the community as to what exactly is pending before the Board. Mr. Allegretti went on to say that the Board is taking action on a Zoning Text Amendment as proposed by Brightview in connection with their applications before the Town and Planning Boards. The text amendment that has been initially submitted has been revised and those revisions have been a collaborative effort between the Town Board, the applicant, my staff in connection with the Brightview staff to the point all parties are at tonight. The Board has before it a use with more restrictive measures with respect to the zoning text amendment and he was going to highlight them so everyone including the public had a understanding as to what is now before the Board as far as the restrictions that have been imposed in the proposed text amendment. For starters, the initial amendment did not address minimum age of the assisted living facility site and we have now crafted and revised an amendment that said the minimum age is 55 years old. The second issue that has been looked at and revised is the three uses of the potential facility; no more then one use can have more then a 50% use of the total use of the space. The arterial roadway is now a defined term in the code because that was sort of an undefined term in conformity with the Master Plan and how the Master Plan addressed what arterial roadway is. More significantly is we refined the site criteria where we carved out schools and town owned properties from being effected properties with respect to this zoning text amendment. Now it only applies to four properties, two country clubs, St. Vincent's and the subject site. We restricted the amendment to 25 units per contiguous acre and not including the acreage across the street. The last revision to the zoning text amendment is the 40 foot front yard set back rather then the initial proposed 15 feet. What everybody needs to understand this is not a rezoning of this property or any other property. What this is, is a text amendment to add a specific use that is not currently defined in our zoning code to apply to two residential zoning districts and that is going to be by Special Exception Permit. What this means is that the Board is not voting on any specific site plan tonight, it is not approving any specific project, the Board is considering a zoning text amendment that would permit the applicant to then go to the Planning Board to have the entire site plan application process vetted by public hearings where everyone will have the right to comment and be heard at those public hearings at the Planning Board. Then if it gets by the Planning Board it comes back to the Town Board and you will have the opportunity to review such application approval subject to your special exception conditions. That is where we are at tonight.



May 19, 2016

2016 - - 208

APPROVAL TO ENACT LOCAL LAW NO. 2 OF 2016 TO REVISE THE ZONING  
ORDINANCE OF THE TOWN OF HARRISON

On motion of Councilman Sciliano, seconded by Councilman Stout,

it was

RESOLVED to enact the Local Law No. 2 of 2016 to revise the zoning ordinance of the Town of Harrison.

***Article V of the Town/Village of Harrison Zoning Code regulating Special Exception  
Uses shall be amended as follows:***

***Add*** a new Subsection “X” to Section 235-17 (Special conditions and safeguards for specific uses):

§ 235-17

X. Senior Living Facility.

(1) Definitions. For the purposes of this Subsection, the following terms shall apply:

SENIOR LIVING FACILITY - A residential facility containing Independent Living, Assisted Living and/or Memory Care Units (as each category of Unit type is defined below), where the age of all residents in such Facility is fifty-five (55) years or older, and no one category of Unit type exceeds 50% of the Unit mix in such Facility.

ASSISTED LIVING UNIT - A unit specifically designed for use and occupancy by individuals who benefit from daily monitoring, and may be provided, whether by the facility operator or an appropriate third party, medication supervision, personal care services and assistance with other activities of daily living, such as bathing, dressing, grooming, eating and/or ambulation.

MEMORY CARE UNIT - A unit specifically designed for the use and occupancy by individuals suffering from dementia.

INDEPENDENT LIVING UNIT - A unit specifically designed to accommodate individuals with increasing frailty, which unit shall contain a kitchen, and for which there are also common amenities available for the residents thereof outside of the unit, including dining facilities, laundry, security and housekeeping services.

ARTERIAL ROADWAY – a road designed to carry traffic between the Town of Harrison and surrounding municipalities, as identified in the Town of Harrison 2013 Comprehensive Plan (Figure 2-6) as either a Major or Minor Arterial road.

- (2) Siting Requirements. A site eligible for this special exception use must (i) be held in single ownership at the time of the enactment of this Subsection, (ii) have been improved with, and used immediately previously as, a non-residential use, (iii) consist of at least 6 acres with at least 1,500 feet of frontage along an Arterial Roadway, and (iv) not be located on land owned by a municipality and/or a public or private school or university.
- (3) Lot and area requirements. The following requirements shall apply to all Senior Living Facilities permitted hereunder:
  - (a) Minimum lot area: 6 acres
  - (b) Minimum lot width (measured at the front yard setback): 800 feet
  - (c) Maximum building coverage: 20%
  - (d) Minimum front yard: 40 feet
  - (e) Minimum rear yard: 30 feet
  - (f) Minimum side yard: 30 feet (60 feet combined)
- (4) Density. No more than 25 Units per acre of contiguous land shall be permitted.
- (5) Height. The maximum height of any Senior Living Facility building shall be 55 feet or 4 stories.
- (6) Off-street parking. At least 1 parking space for every 2 Units shall be provided on-site. Parking spaces may be located within required front and side yards, provided that such spaces are set back at least 5 feet from any property line.
- (7) Accessory uses.
  - (a) Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include, but not be limited to, living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.
  - (b) Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents.
  - (c) Central commercial kitchen adjacent to the common dining area(s), and from which food service is provided to the common dining area(s).
  - (d) Indoor and outdoor passive recreational areas for the common use of the residents.
  - (e) Laundry facilities for the residents' personal use.
  - (f) Linen and housekeeping services.
  - (g) Personal-care services for residents only, including, but not limited to, medical and dental care (outpatient services only), physical therapy, assistance with dressing, bathing, eating, ambulation and general supervision.
  - (h) Twenty-four-hour supervision by on-site responsible staff person(s).

**AND add** new column to the Table of Use Regulations for Residence Districts

*Attachment 1:*

Use Classification	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75 and R-50	B	GA	MF
Senior Living Facility pursuant to § 235-17(X)	X	SE	SE	X	X	X	X	X	X

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Supervisor Belmont VOTING AYE

Councilwoman Amelio VOTING AYE

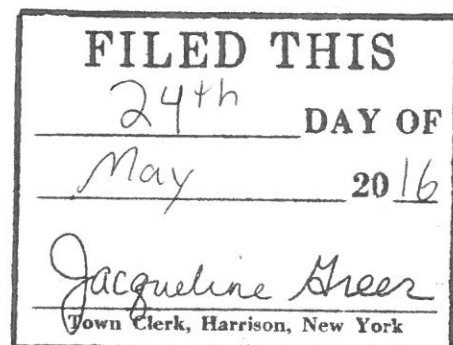
Councilman Malfitano VOTING AYE

Councilman Sciliano VOTING AYE

Councilman Stout VOTING AYE

The resolution was thereupon declared duly adopted.

\* \* \* \* \*



May 19, 2016

2016 - - 209

RECOMMENDATION OF A BOND RELEASE FROM THE PLANNING BOARD

On motion of Councilman Sciliano, seconded by Councilman Stout,  
it was

RESOLVED to accept the recommendation by the Planning Board for a bond release for the School of the Holy Child Field House/Studio/Auditorium project Performance Bond of \$525,000.00.

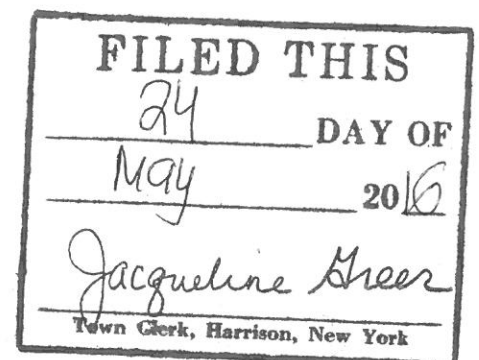
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Comptroller and the Planning Board.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

2016 - - 210

AUTHORIZATION TO PROVIDE A FREE RECREATIONAL WORKSHOP OF  
LAUGHTER YOGA AT THE VILLAGE GREEN IN WEST HARRISON

On motion of Councilman Sciliano, seconded by Councilman Stout,

it was

RESOLVED to accept the request by Swapna Venugopal, engagement editor at The Journal News/lohud.com for authorization to provide a free recreational workshop, Laughter Yoga, conducted by Beth Bongar on Thursday June 9, 2016 from 6-7 P.M. at the Village Green in West Harrison, with a rain date of June 16, 2016. Insurance will be submitted.

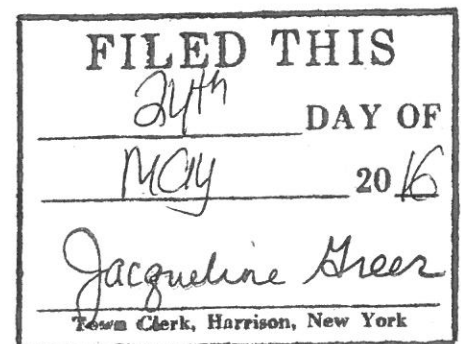
FURTHER RESOLVED to forward a copy of this Resolution to the Superintendent of Recreation and Ms. Venugopal.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

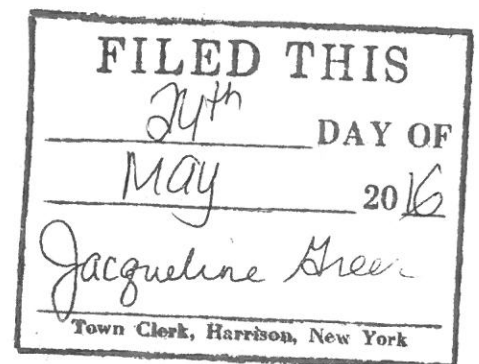
2016 - - 211

MATTERS FOR EXECUTIVE SESSION

Tax Certiorari: 3

Settlement of Claim: 1

On motion duly made and seconded,  
with all members voting in favor,  
the Meeting was recessed to Executive Session at 8:29 P.M.



May 19, 2016

2016 - - 212

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER  
OF 41 THE CROSSING LLC

On motion of Councilman Sciliano, seconded by Councilwoman Amelio,

it was

RESOLVED to settle the Tax Certiorari in the matter of 41 The Crossing LLC as per the following:

Year	Assessed Value	Reduced Value	Assessed Value Reduction
2013	\$24,480.00	\$4,230.00	\$20,250.00
2014	\$24,480.00	\$4,230.00	\$20,250.00
2015	\$24,480.00	\$4,230.00	\$20,250.00

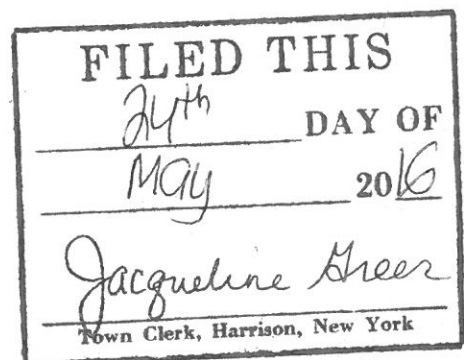
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 - - 213

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER  
OF THE GOLF CLUB OF PURCHASE

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to settle the Tax Certiorari in the matter of The Golf Club of Purchase as per the following:

Year	Assessed Value	Reduced Value	Assessed Value Reduction
2010	\$271,250.00	\$122,300.00	\$148,950.00
2011	\$271,250.00	\$105,650.00	\$165,600.00
2012	\$271,250.00	\$118,150.00	\$153,100.00
2013	\$271,250.00	\$117,250.00	\$154,000.00
2014	\$271,250.00	\$119,000.00	\$152,250.00
2015	\$271,250.00	\$130,450.00	\$140,800.00

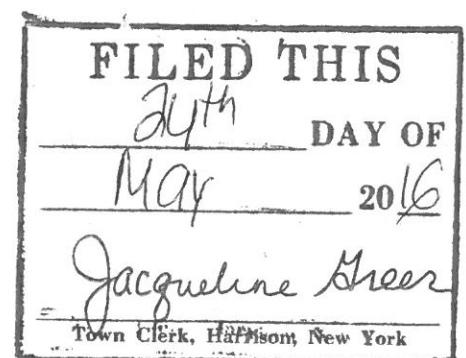
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 -- 214 -- A  
AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER  
OF 103-105 CORPORATE PARK DRIVE

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to settle the Tax Certiorari in the matter of 103-105 Corporate Park Drive as per the following:

Year	Assessed Value	Reduced Value	Assessed Value Reduction
2012	\$280,000.00	\$140,000.00	\$140,000.00
2014	\$280,000.00	\$164,000.00	\$116,000.00
2015	\$280,000.00	\$164,000.00	\$116,000.00

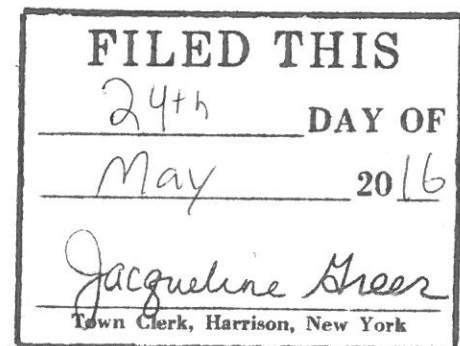
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 -- 214 -- B  
AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER  
OF 106-108-110 CORPORATE PARK DRIVE

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to settle the Tax Certiorari in the matter of 106-108-110 Corporate Park Drive as per the following:

Year	Assessed Value	Reduced Value	Assessed Value Reduction
2012	\$551,350.00	\$160,850.00	\$390,500.00
2014	\$551,350.00	\$175,350.00	\$376,000.00
2015	\$551,350.00	\$201,350.00	\$350,000.00

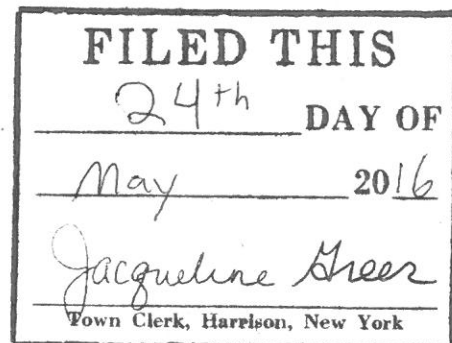
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 -- 214 -- C  
AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER  
OF 2500-2700 WESTCHESTER AVENUE

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to settle the Tax Certiorari in the matter of 2500-2700 Westchester Avenue as per the following:

Year	Assessed Value	Reduced Value	Assessed Value Reduction
2012	\$630,000.00	\$70,000.00	\$560,000.00
2014	\$630,000.00	\$55,000.00	\$575,000.00
2015	\$630,000.00	\$55,000.00	\$575,000.00

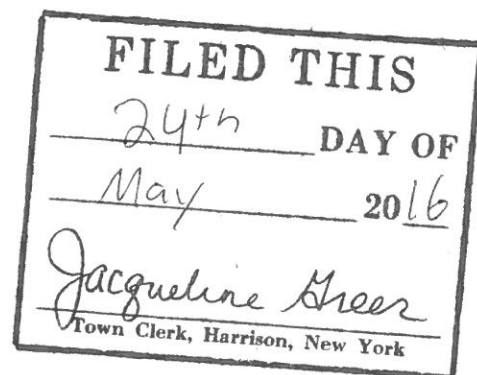
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 - - 215

AUTHORIZATION TO SETTLE THE CLAIM IN THE MATTER OF  
VALERIE RYAN V THE TOWN OF HARRISON

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to settle the claim in the matter of Valerie Ryan v the Town of Harrison in the amount of \$3,045.16, subject to claimant signing a general release.

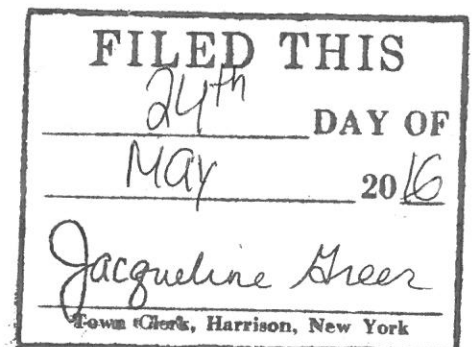
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None





May 19, 2016

2016 - - 216

AUTHORIZATION FOR THE SUPERVISOR TO SIGN AN AGREEMENT WITH  
THE CIVIL SERVICE EMPLOYEE ASSOCIATION

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to authorize the Supervisor to sign an agreement with the Civil Service Employee Association settling an improper practice charge.

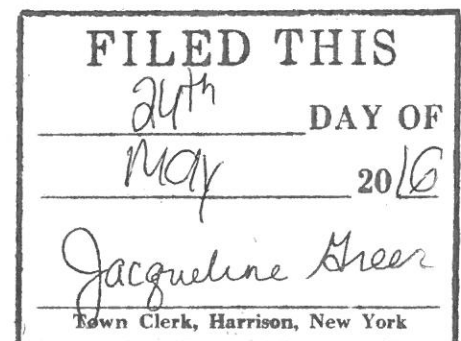
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None



May 19, 2016

2016 -- 217

AUTHORIZATION FOR THE WEST HARRISON FIRE DEPARTMENT TO ACCEPT  
AN ONLINE BID FOR THEIR FIRE TRUCK

On motion of Councilman Sciliano, seconded by Councilman Stout,

it was

RESOLVED to accept the request by the West Harrison Fire Department for authorization to accept an online bid for their Fire Truck in the amount of \$13,500.00.

FURTHER RESOLVED to forward a copy of this Resolution to the West Harrison Fire Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Malfitano, Sciliano and Stout  
Supervisor Belmont

NAYS: None

ABSENT: None

There being no further matters to come before the Board,  
the Meeting was, on motion duly made and seconded,  
declared closed at 10:40 P.M.

Respectfully submitted,

Jacqueline Greer  
Town Clerk

